

TOWN OF LOS ALTOS HILLS

PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, FEBRUARY 3, 2011 AT 7:00 p.m.

Council Chambers, 26379 Fremont Road, Los Altos Hills www.losaltoshills.ca.gov

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Notice to Public: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 26379 Fremont Road, Los Altos Hills, California during normal business hours.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

3. PUBLIC HEARINGS

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names are recorded accurately in the minutes. Please limit remarks to three minutes. This will assure time for all persons wishing to speak. Also, in the interests of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk within twenty-two (22) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the City Council may file such an appeal without payment of a fee.

Planning Commission Ex Parte Contacts Policy Disclosure

- 3.1 [LANDS OF KEARNEY, 27361 Moody Road; File #61-10-ZP-SD-GD-CDP; A request for a Conditional Development Permit for a 3,644 square foot new two-story residence with a detached two car garage \(maximum height: 24 feet\). The applicant requests a Grading Policy Exception to fill up to five \(5\) feet for the driveway to comply with Fire Department requirements. CEQA Review: Categorical Exemption per Section 15303 \(a\) \(staff-Brian Froelich\).](#)

- 3.2 [LANDS OF SARRAF, \(T-Mobile - Applicant\), 11997 Hilltop Drive; File #43-10-CUP; A request for Conditional Use Permit renewal and modification to replace an existing 12" radome with a new 14" radome on an existing wireless communication facility. CEQA Review: Categorical Exemption per Section 15301 \(a\) \(staff-Nicole Horvitz\).](#)
4. [OLD BUSINESS](#) – none
5. [NEW BUSINESS](#) – none
6. [REPORTS FROM CITY COUNCIL MEETINGS](#)
 - 6.1 Planning Commission Representative for December 16 – Commissioner Partridge
 - 6.2 Planning Commission Representative for January 13 – Chairman Abraham
 - 6.3 Planning Commission Representative for February 17 – Commissioner Harpootlian
7. [APPROVAL OF MINUTES](#)
 - 7.1 [Approval of December 2, 2010 minutes](#)
8. [REPORT FROM FAST TRACK MEETING – FEBRUARY 1, 2011](#)
 - 8.1 [LANDS OF ARORA, 12670 Corte Madera Lane; File #95-10-ZP-SD-GD; A request for a Site Development Permit for a 2,058 square foot two-story addition with an 1,173 square foot basement and 588 square foot detached secondary dwelling unit \(Maximum residence height: 27'\). CEQA Review: Categorical Exemption per Section 15301 \(e\) \(staff-Brian Froelich\).](#)
9. [REPORTS FROM SITE DEVELOPMENT MEETINGS – DECEMBER 14, 2010, DECEMBER 21, 2010, AND JANUARY 4, 2011](#)
 - 9.1 [LANDS OF HANAFL, 13571 Hill Way; File #232-10-ZP-SD; A request for a Site Development Permit for landscape screening for a 4,259 square foot two-story residence approved on January 15, 2009. CEQA review: Categorical Exemption per Section 15304 \(staff-Brian Froelich\).](#)
 - 9.2 [LANDS OF HOMA NATOMA, LLC, 27270 Natoma Road; File #228-09-ZP; A request for a Site Development Permit for a six \(6\) foot tall black vinyl coated chain link fence at the property boundary. CEQA review: Categorical Exemption per Section 15303 \(e\) \(staff-Brian Froelich\).](#)
 - 9.3 [LANDS OF EBEID, 28160 Story Hill Lane; File #177-10-ZP-SD; A request for a Site Development Permit for landscape screening of a 5,166 square foot two-story residence approved on September 4, 2008. CEQA review: Categorical Exemption per Section 15304 \(staff-Brian Froelich\).](#)

- 9.4 LANDS OF CALIFORNIA WATER SERVICE, Magdalena Road; Assessor's Parcel #336-36-024; File #86-10-ZP-SD-VAR; A request for a Site Development Permit and a fence height Variance for an eight (8) foot tall black vinyl chain link perimeter fence. CEQA review: Categorical Exemption per Section 15303 (e) (staff-Brian Froelich).
- 9.5 LANDS OF CALIFORNIA WATER SERVICE, 25351 O'Keefe Lane; Assessor's Parcel #175-38-005, File #88-10-ZP-SD-VAR; A request for a Site Development Permit and fence height Variance for an eight (8) foot tall black vinyl coated chain link partial perimeter fence. CEQA review: Categorical Exemption per Section 15303 (e) (staff-Brian Froelich).

10. ADJOURNMENT